

BOARD OF SELECTMEN
Special Meeting
October 6, 2004
Meeting Hall – Town Hall

SELECTMEN PRESENT: Peter Charter, Dennis Frawley, Mark Leighton, Dennis Milanovich, A. Leo Miller [arrived 7:57 pm], Michael Stupinski and Nancy Way

OTHERS PRESENT: Conservation Commission: D. Hurley; EDC: R. Cleary; L. Sherman, J. Luginbuhl, A. Sanko, K. Peck; Design Review Board: R. Dawson, A. Gallicchio; PZC: E. Zahner, C. Aucter, L. Spielman, J. Prichard; Zoning Board of Appeals: M. Cardin; Inland Wetlands Agency: C. Murphy; Building Official: P. Williams

I. CALL TO ORDER:

First Selectman Milanovich called the meeting of the Board of Selectmen (BOS) to order at 7:36 p.m. and thanked everyone for attending this meeting on relatively short notice.

II. DISCUSSION OF BUILD-OUT ANALYSIS REPORT

Mr. Milanovich stated that the purpose of this meeting is to review the Build-Out Analysis Report and to move forward with implementing the recommendations.

Dave Hurley stated that the Conservation Commission voted unanimously to support the recommendations of the Build-Out Analysis Report with focus on the RT 83 corridor and maintaining the character of Town.

Rick Cleary stated that the Economic Development Commission (EDC) was in favor of moving forward with the implementation of the Build-Out Analysis recommendations. He suggested that the Design Review Board (DRB) not stand-alone but be part of the Zoning Regulation. The EDC was in favor of preserving the ridgelines in Town. Mr. Cleary stated that the RT 83 traffic should be addressed as a priority. Laura Sherman stated that the Town should also focus on preserving farmland.

Bob Dawson stated that the DRB was in favor of preserving the rural character of the Town which includes buildings, landscaping and signage. He pointed out that the RT 83 corridor needs attention now.

Cliff Aucter suggested assigning the land use agencies with the task of implementing the recommendations in the Build-Out Analysis Report and to craft good regulations.

Tony Gallicchio stated that without changes to the regulations the DRB will be useless.

Mr. Miller arrived at this time.

Emery Zahner stated that the Planning & Zoning Commission (PZC) was not consulted or informed about the creation of the DRB. He also stated that the PZC is upset with the lack of communication between the BOS and the PZC and the PZC members are offended that actions effecting their commission are made without consulting them. He questioned why Mr. Milanovich solicited an estimate to update the Zoning Regulations from Purcell. Mr. Milanovich stated that he contacted Purcell back in February to get an estimate for budget purposes. He explained that it was strictly for information as it is the general understanding that the Town needed to hire someone to update the regulations. When the issue of updating the regulations surfaced again in June, he asked Purcell for a written estimate. Several BOS members expressed concern that they were not aware that this pricing information was being solicited. Mr. Hurley suggested that if a firm is going to be hired to update the regulations that a quality base selection process be utilized rather than a request for quote process.

Mary Cardin stated that the consensus of the Zoning Board of Appeals (ZBA) is to endorse the recommendations of the Build-Out Analysis and to move forward. She expressed concern with the DRB. She suggested the DRB functions be incorporated into the regulations otherwise she anticipates seeing variances that will be difficult for the ZBA to resolve.

Christine Murphy stated that the Inland Wetlands Agency endorses the Build-Out Analysis Report and implementation of the recommendations.

Mr. Stupinski stated that the bulk of the Build-Out Analysis Report implementation will fall on the PZC. He suggested charging the PZC with the updating of the Zoning Regulations and Plan of Conservation and Development and charging the other Land Use Boards/Agencies with the portion of the recommendations that apply to them. He also suggested that after the DRB develops regulations for the aesthetic appeal and preservation of the Town's character that they support the PZC and make recommendations on an individual basis.

Mr. Milanovich suggested that adoption of the Build-Out Analysis Report and updating the Plan of Conservation and Development be done in advance of updating the Zoning Regulations.

Ms. Cardin agreed that the Land Use Boards should take charge of implementing the Build-Out Report. She suggested that the Land Use Boards and the BOS periodically meet to review the progress. She also stated that a status report should be available for the public's review. Mr. Leighton suggested the BOS review monthly or quarterly.

Mr. Cleary stated that it is important to keep the process going before the data in the Build-Out Analysis Report gets old. He added that the Build-Out Analysis will serve as justification to make the changes.

Mr. Hurley suggested appointing a task force or subcommittee and to involve the public in the process, noting that the timing is urgent.

MOVED (LEIGHTON), SECONDED (CHARTER) AND PASSED UNANIMOUSLY THAT HAVING ACCEPTED THE BUILD-OUT ANALYSIS DATED APRIL 2004 FROM PLANIMETRICS, TO CHARGE THE LAND USE BOARDS AND AGENCIES WITH IMPLEMENTATION OF THE BUILD-OUT ANALYSIS RECOMMENDATIONS WITH INCLUSION OF DEVELOPING REVISED REGULATIONS AND ORDINANCES FOR FURTHER CONSIDERATION BY THE BOARD OF SELECTMEN, IF APPROPRIATE, INCLUDING, BUT NOT LIMITED TO, FORMULATING A COMMITTEE TO ASSIST IN THIS PROCESS.

III. ADJOURNMENT:

MOVED (LEIGHTON), SECONDED (CHARTER) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING OF THE BOARD OF SELECTMEN AT 8:45 P.M.

Submitted by _____ Approved by _____